

FIELD NOTES FOR A 74.809 ACRE TRACT OF LAND LOCATED IN THE WM. P. HARDEMAN SURVEY, ABSTRACT 454 AND THE RICHARD HALLMARK SURVEY, ABSTRACT 466 IN THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS, BEING ALL OF THE REMAINDER OF A CALLED 12.871 ACRE TRACT DESCRIBED AS TRACT ONE IN EXHIBIT "A", A PORTION OF THE REMAINDER OF A CALLED 13.97 ACRE TRACT DESCRIBED AS TRACT TWO IN EXHIBIT "B" AND A PORTION OF THE REMAINDER OF A CALLED 87.21 ACRE TRACT DESCRIBED AS TRACT THREE IN EXHIBIT "C" IN A DEED TO COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION (C.C.E.D.), RECORDED UNDER CORYELL COUNTY CLERK'S DOCUMENT (C.C.D.) 190990 OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS (O.P.R.C.T.), BEING A PORTION OF THE REMAINDER OF A CALLED 128.48 ACRE TRACT DESCRIBED IN PART 1, ALL OF A CALLED 0.6490 ACRE TRACT DESCRIBED IN PART 2 AND ALL OF A CALLED 0.0216 ACRE TRACT DESCRIBED IN PART 3 IN A DEED TO COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION, RECORDED UNDER CORYELL COUNTY CLERK'S DOCUMENT 244733 OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS. SAID 74.809 ACRE TRACT BEING MORE PARTICULARLY SHOWN HEREON AND BEING AS FOLLOWS:

BEGINNING AT A TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) BRASS CAP MONUMENT FOUND AT THE INTERSECTION OF THE WEST LINE OF U.S. HIGHWAY 190 BYPASS (VARIABLE WIDTH) AND THE EAST LINE OF THE REMAINDER OF A CALLED 370.3 ACRE TRACT DESCRIBED IN A DEED TO JAY MANNING AND JOAN MANNING RECORDED UNDER C.C.D. 182714 OF THE O.P.R.C.T., BEING A WEST CORNER OF A CALLED 110.042 ACRE TRACT, DESCRIBED AS PARCEL 38, PART 1 IN AN EASEMENT FOR PUBLIC ROAD OR STREET FROM THE UNITED STATES OF AMERICA TO THE TEXAS DEPARTMENT OF TRANSPORTATION RECORDED UNDER C.C.D. 240220 IN SAID O.P.R.C.T., BEING THE MOST WESTERLY CORNER OF SAID C.C.E.D. 128.48 ACRE TRACT AND BEING THE NORTHEAST CORNER OF SAID C.C.E.D. 87.21 ACRE TRACT ON THE HEREIN DESCRIBED TRACT;

THENCE N 17°32'08" E - 296.66' WITH THE COMMON LINE BETWEEN SAID JAY MANNING AND JOAN MANNING 370.3 ACRE TRACT AND SAID C.C.E.D. 87.21 ACRE TRACT TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET IN THE CURVING EAST RIGHT OF WAY LINE OF CONSTITUTION DRIVE (VARIABLE WIDTH R.O.W.-CABINET B, SLIDE 757, PLAT RECORDS OF CORYELL COUNTY, TEXAS), FOR A WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE EAST RIGHT OF WAY LINE OF CONSTITUTION DRIVE, THE FOLLOWING 3 CALLS:

1) WITH A CURVE TO THE LEFT, **AN ARC DISTANCE OF 106.43'**, HAVING A RADIUS OF 500.00', A CENTRAL ANGLE OF 12°11'46" AND A CHORD WHICH BEARS N 67°07'45" E - 106.23 TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET AT A POINT OF COMPOUND CURVATURE;

2) WITH A CURVE TO THE LEFT, **AN ARC DISTANCE OF 553.34'**, HAVING A RADIUS OF 1040.00', A CENTRAL ANGLE OF 30°29'08" AND A CHORD WHICH BEARS N 45°47'18" E - 546.84' TO A 1/2" IRON ROD SET AT THE END OF SAID CURVE;

3) N 30°32'45" E - 623.71' TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, COPPERAS COVE 190 BUSINESS & INDUSTRIAL PARK, PHASE FIVE, RECORDED IN CABINET B, SLIDE 747 IN THE PLAT RECORDS OF CORYELL COUNTY, TEXAS;

THENCE S 59°26'56" E - 100.00' TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 2, COPPERAS COVE 190 BUSINESS & INDUSTRIAL PARK, PHASE FIVE;

THENCE N 30°33'04" E - 60.00' TO A 1/2" IRON ROD WITH CAP STAMPED "G.E. WALKER" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 2, COPPERAS COVE 190 BUSINESS & INDUSTRIAL PARK, PHASE FIVE;

THENCE N 59°26'56" W - 99.93' TO A 1/2" IRON ROD WITH CAP STAMPED "G.E. WALKER" FOUND IN THE CURVING EAST RIGHT OF WAY LINE OF CONSTITUTION DRIVE (80' WIDE R.O.W.-CABINET B, SLIDE 747, PLAT RECORDS OF CORYELL COUNTY, TEXAS), FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 2, COPPERAS COVE 190 BUSINESS & INDUSTRIAL PARK, PHASE FIVE;

THENCE WITH THE EAST RIGHT OF WAY LINE OF CONSTITUTION DRIVE (80' WIDE R.O.W.), THE FOLLOWING 6 CALLS:

1) WITH A CURVE TO THE RIGHT, **AN ARC DISTANCE OF 193.56'**, HAVING A RADIUS OF 920.00', A CENTRAL ANGLE OF 12°03'15" AND A CHORD WHICH BEARS N 37°19'34" E - 193.20 TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET AT THE END OF SAID CURVE;

2) N 42°21'11" E - 579.36 TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET AT THE BEGINNING OF A CURVE TO THE LEFT;

3) WITH SAID CURVE TO THE LEFT, **AN ARC DISTANCE OF 114.42'**, HAVING A RADIUS OF 1000.00', A CENTRAL ANGLE OF 08°39'42" AND A CHORD WHICH BEARS N 40°04'51" E - 114.17 TO A 1/2" IRON ROD WITH CAP STAMPED "G.E. WALKER" FOUND AT THE END OF SAID CURVE;

4) **THENCE** N 30°48'30" E - 161.65 TO A 1/2" IRON ROD WITH CAP STAMPED "G.E. WALKER" FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;

5) WITH SAID CURVE TO THE LEFT, **AN ARC DISTANCE OF 158.15'**, HAVING A RADIUS OF 1000.00', A CENTRAL ANGLE OF 08°39'57" AND A CHORD WHICH BEARS N 32°22'01" E - 157.97 TO A POINT AT THE END OF SAID CURVE, FROM WHICH A 1/2" IRON ROD FOUND BEARS S 28°00'58" W - 0.25';

6) N 12°28'33" E - 453.78 TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "G.E. WALKER" FOUND BEARS N 27°53'57" E - 17.82';

THENCE WITH THE PROPOSED NORTH RIGHT-OF-WAY LINE OF OLD COPPERAS (REALIGNED), THROUGH THE INTERIOR OF SAID C.C.E.D. 87.21 ACRE TRACT AND SAID C.C.E.D. 128.48 ACRE TRACT, THE FOLLOWING 6 CALLS:

1) WITH A CURVE TO THE LEFT, **AN ARC LENGTH OF 94.25'**, HAVING A RADIUS OF 60.00', A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS S 17°04'27" E - 84.85 TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET AT THE END OF SAID CURVE;

2) S 62°04'27" E - 62.95 TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET AT THE BEGINNING OF A CURVE TO THE LEFT;

3) WITH SAID CURVE TO THE LEFT, **AN ARC DISTANCE OF 473.23'**, HAVING A RADIUS OF 1000.00', A CENTRAL ANGLE OF 27°13'43" AND CHORD WHICH BEARS S 75°41'18" E - 470.77 TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET AT THE END OF SAID CURVE;

4) S 89°18'09" E - 110.78 TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

5) WITH SAID CURVE TO THE RIGHT, **AN ARC DISTANCE OF 3.36'**, HAVING A RADIUS OF 1040.00', A CENTRAL ANGLE OF 00°11'07" AND CHORD WHICH BEARS S 89°12'26" E - 3.36 TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET AT A POINT OF REVERSE CURVATURE;

6) WITH A CURVE TO THE LEFT, **AN ARC DISTANCE OF 85.83'**, HAVING A RADIUS OF 60.00', A CENTRAL ANGLE OF 81°57'56" AND CHORD WHICH BEARS N 49°54'00" E - 78.70 TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET AT THE END OF SAID CURVE;

THENCE N 08°55'02" E - 62.84' THROUGH THE INTERIOR OF SAID C.C.E.D. 128.48 ACRE TRACT TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET FOR CORNER;

THENCE S 81°04'38" E - 80.00' THROUGH THE INTERIOR OF SAID C.C.E.D. 128.48 ACRE TRACT AND SAID C.C.E.D. 13.97 ACRE TRACT TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET FOR CORNER;

THENCE S 08°55'02" W - 52.01' THROUGH THE INTERIOR OF SAID C.C.E.D. 13.97 ACRE TRACT TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET AT THE BEGINNING OF A CURVE TO THE LEFT, IN THE PROPOSED NORTH RIGHT OF WAY LINE OF OLD COPPERAS COVE ROAD;

THENCE WITH THE PROPOSED NORTH RIGHT-OF-WAY LINE OF OLD COPPERAS, THROUGH THE INTERIOR OF SAID C.C.E.D. 13.97 ACRE TRACT, THE FOLLOWING 2 CALLS:

1) WITH A CURVE TO THE LEFT, **AN ARC DISTANCE OF 94.42'**, HAVING A RADIUS OF 60.00', A CENTRAL ANGLE OF 90°09'38" AND A CHORD WHICH BEARS S 38°09'47" E - 84.97 TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET AT THE END OF SAID CURVE;

2) S 81°04'38" E - 247.14 TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET AT THE END OF SAID CURVE, BEING THE WEST LINE OF A CALLED 0.082 ACRE TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS, RECORDED UNDER C.C.D. 231854 IN SAID O.P.R.C.T., FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE WEST LINES OF U.S. HIGHWAY 190 BYPASS, BEING THE WEST LINES OF SAID STATE OF TEXAS 0.082 ACRE TRACT, SAID 110.042 ACRE EASEMENT FOR PUBLIC ROAD OR STREET TO TXDOT, A CALLED 0.022 ACRE TRACT DESCRIBED AS PARCEL 39, PART 3, A CALLED 0.081 ACRE TRACT DESCRIBED AS PARCEL 38, PART 2 AND A CALLED 0.014 ACRE TRACT DESCRIBED AS PARCEL 39, PART 1, IN A DEED TO THE STATE OF TEXAS RECORDED UNDER C.C.D. 231854 IN SAID O.P.R.C.T., THE FOLLOWING 6 CALLS:

1) S 22°28'52" W - 128.15' CROSSING OLD COPPERAS COVE ROAD TO A 1/2" TXDOT BRASS CAP MONUMENT FOUND FOR CORNER;

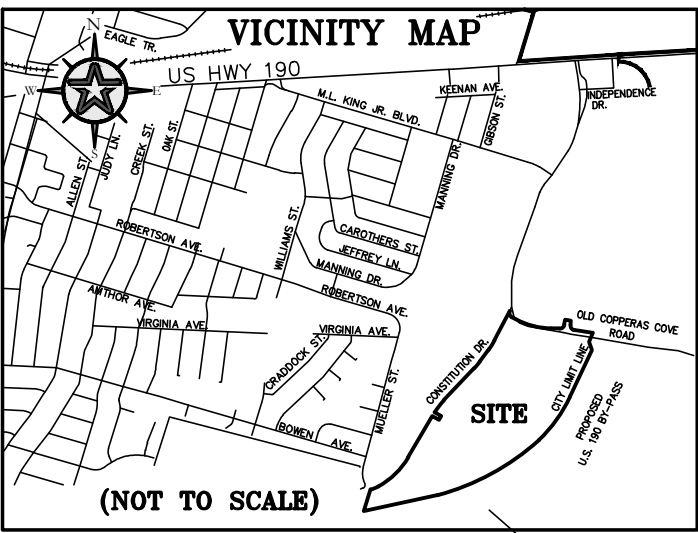
2) S 19°08'15" E - 113.25' TO A TXDOT BRASS CAP MONUMENT FOUND FOR CORNER;

3) S 25°05'15" W - 675.84' TO A TXDOT BRASS CAP MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

4) WITH SAID CURVE TO THE RIGHT, **AN ARC DISTANCE OF 708.41'**, HAVING A RADIUS OF 1890.00', A CENTRAL ANGLE OF 21°13'59" AND HAVING A CHORD WHICH BEARS S 35°41'19" W - 686.40 TO A TXDOT BRASS CAP MONUMENT FOUND;

5) WITH A CURVE TO THE RIGHT, **AN ARC DISTANCE OF 1253.31'**, HAVING A RADIUS OF 3245.00', A CENTRAL ANGLE OF 26°55'55" AND CHORD WHICH BEARS S 81°28'37" W - 1511.31 TO A TXDOT BRASS CAP MONUMENT FOUND AT THE END OF SAID CURVE;

6) S 77°44'47" W - 286.18' TO THE POINT OF BEGINNING AND CONTAINING 74.809 ACRES OF LAND.



WM. P. HARDEMAN SURVEY
ABSTRACT 454

D = 12°03'15"
R = 920.00'
A = 193.56'
CHD = 193.20'
N 37°19'34" E

D = 90°00'00"
R = 60.00'
A = 84.25'
CHD = 84.85'
N 14°27'15" W

D = 90°00'00"
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R = 60.00'
A = 84.25'
CHD = 84.85'
N 14°27'15" W

BLOCK 3
LOT 1
33.088 ACRES

UNITED STATES OF AMERICA
CALLED 185 ACRES
VOLUME 146, PAGE 410
D.R.M.C.T.

BLOCK 2
LOT 1
21.465 ACRES

COPPERAS COVE ECONOMIC
DEVELOPMENT CORPORATION
REMAINDER OF CALLED 87.21 ACRES
TRACT THREE - EXHIBIT "C"
C.C.D. 190990
O.P.R.C.T.

COPPERAS COVE ECONOMIC
DEVELOPMENT CORPORATION
REMAINDER OF CALLED 128.48 ACRES
TRACT ONE - EXHIBIT "A"
C.C.D. 190990
O.P.R.C.T.

COPPERAS COVE ECONOMIC
DEVELOPMENT CORPORATION
REMAINDER OF CALLED 128.48 ACRES
TRACT ONE - EXHIBIT "A"
C.C.D. 190990
O.P.R.C.T.

COPPERAS COVE ECONOMIC
DEVELOPMENT CORPORATION
REMAINDER OF CALLED 128.48 ACRES
TRACT ONE - EXHIBIT "A"
C.C.D. 190990
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COPPERAS COVE ECONOMIC
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TRACT ONE - EXHIBIT "A"
C.C.D. 190990
O.P.R.C.T.

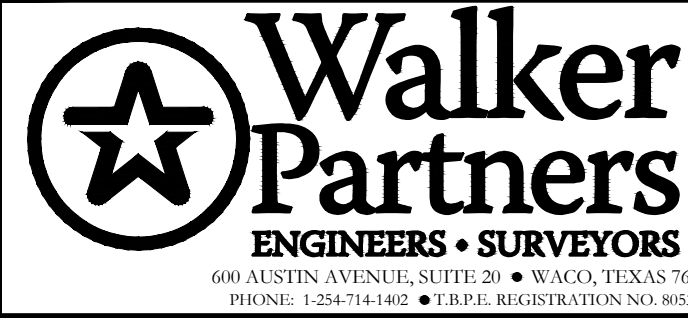
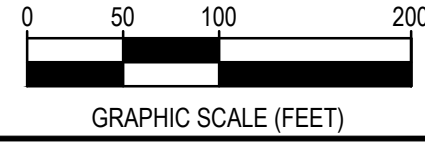
COPPERAS COVE ECONOMIC
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C.C.D. 190990
O.P.R.C.T.

COPPERAS COVE ECONOMIC
DEVELOPMENT CORPORATION
REMAINDER OF CALLED 128.48 ACRES
TRACT ONE - EXHIBIT "A"
C.C.D. 190990
O.P.R.C.T.

U.S. HIGHWAY 190 BYPASS
(VARIABLE WIDTH)
(UNDER CONSTRUCTION)

FINAL PLAT
THE NARROWS BUSINESS AND TECHNOLOGY PARK ADDITION
TO THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS
BEING A 74.809 ACRE TRACT OF LAND LOCATED IN THE WM. P. HARDEMAN SURVEY, ABSTRACT 454 AND THE RICHARD HALLMARK SURVEY, ABSTRACT 466 IN THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS AND BEING ALL OF THE REMAINDER OF A CALLED 12.871 ACRE TRACT DESCRIBED AS "TRACT ONE" IN EXHIBIT "A", A PORTION OF A CALLED 13.97 ACRE TRACT DESCRIBED AS "TRACT TWO" IN EXHIBIT "B" AND A PORTION OF A CALLED 87.21 ACRE TRACT DESCRIBED AS "TRACT THREE" IN EXHIBIT "C" IN A DEED TO COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION, RECORDED UNDER CORYELL COUNTY CLERK'S DOCUMENT 190990 OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 128.48 ACRE TRACT DESCRIBED IN PART 1, ALL OF A CALLED 0.6490 ACRE TRACT DESCRIBED IN PART 2 AND ALL OF A CALLED 0.0216 ACRE TRACT DESCRIBED IN PART 3 IN A DEED TO COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION, RECORDED UNDER CORYELL COUNTY CLERK'S DOCUMENT 244733 OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS

LEGEND		
○	= 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET	
●	= 1/2" IRON ROD WITH CAP STAMPED "G.E. WALKER" FOUND (UNLESS OTHERWISE NOTED)	
■	= TEXAS DEPARTMENT OF TRANSPORTATION BRASS CAP MONUMENT FOUND	
D.R.C.T. = DEED RECORDS OF CORYELL COUNTY, TEXAS		
O.P.R.C.T. = OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS		
C.C.D. = CORYELL COUNTY CLERK'S DOCUMENT		
P.R.C.T. = PLAT RECORDS OF CORYELL COUNTY, TEXAS		



FINAL PLAT
THE NARROWS BUSINESS AND TECHNOLOGY PARK ADDITION
TO THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS

PLAT NUMBER	D1-0226
PROJECT NUMBER	2-01426
DRAWN BY/CHECKED BY	WLS/KRH
FIELD NOTE NO.	NA
DRAWING NAME	2-01426-FINPLT.DWG
DRAFT DATE	7-2-2013
SHEET NUMBER	1 OF 2